

PRIME RETAIL/WAREHOUSE SPACE AVAILABLE



11,630 SF OFFICE & WAREHOUSE

PLAYFAIR 8

2601 E. FERRY AVE
SPOKANE, WA 99202

Property Details

- Concrete Tilt-Up Building
- 30' Clear Height
- 75' x 50' Column Spacing
- ESFR Sprinkler System
- LED Efficient Lighting
- Super Insulated Building
- Ample Parking
- Full Time Security from 5:00pm to 5:00am and 24 hours on weekends

Office Area

- 3,626 SF Showroom
- 1,380 SF Office Area

Conditioned Warehouse

- 2,433 SF Cooled and Heated
- 4,069 SF Heated

**OPEN
LISTING
FOR ALL
BROKERS**

Lease Rates:

\$12,941/MO+NNN

FOR LEASE | 11,630 SF WAREHOUSE

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LOADING DOCKS

PLAYFAIR 8
SPOKANE, WA 99202



Loading:

- 4 Dock High Doors

Zoning:

- Heavy Industrial
- Located Within the CEZ Zone
Sales tax deferral may be available for
manufacturing construction

Power:

- 200 Amp / 480V 3 Phase Power

Additional Features

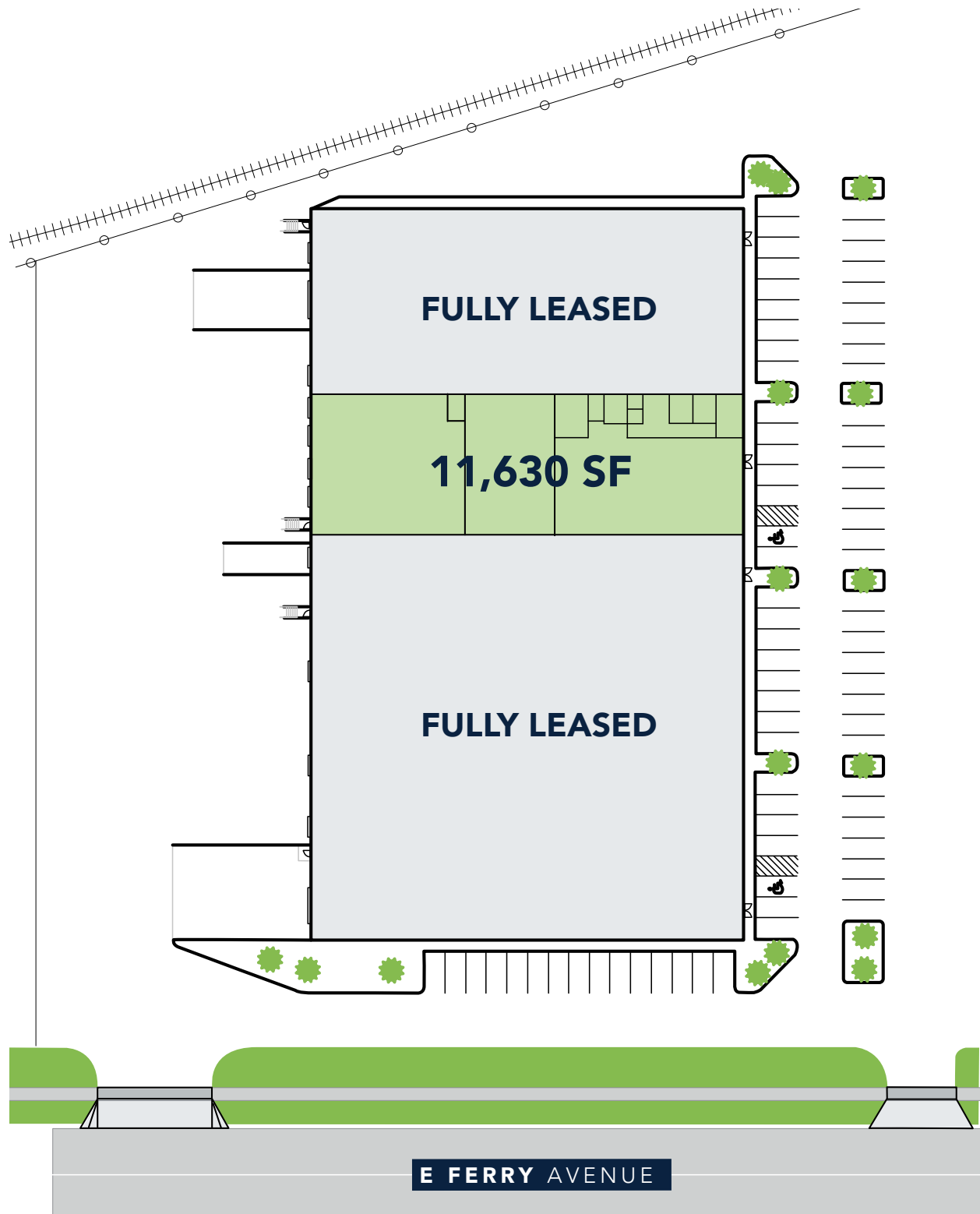
- **1 Minute** from Future North-South Freeway
- **6 Minutes** to Downtown Spokane
- **13 Minutes** to Spokane International Airport
- **Two** Class I Railroads On Site

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FLOORPLAN

PLAYFAIR 8
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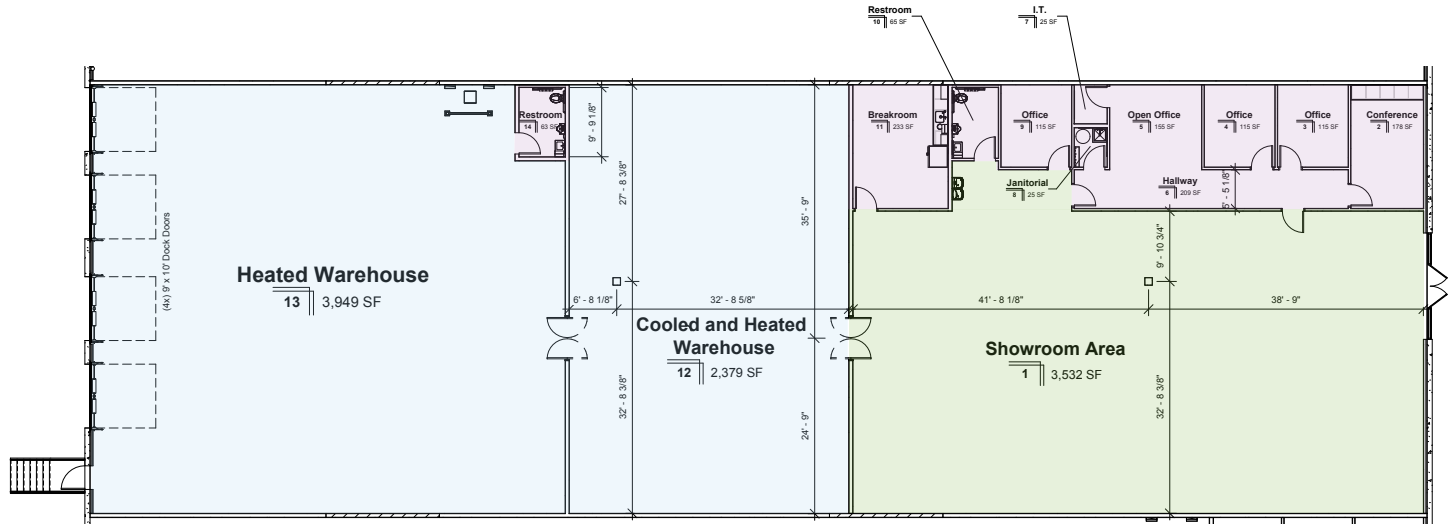
FOR LEASE | 11,630 SF WAREHOUSE

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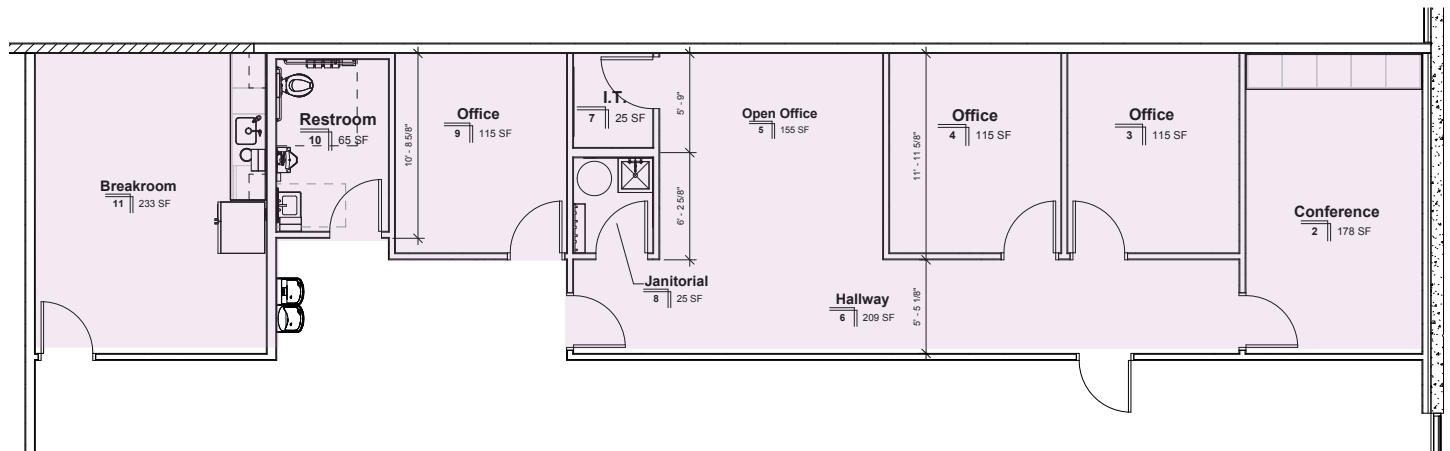
WAREHOUSE AND OFFICE FLOORPLAN

PLAYFAIR 8
SPOKANE, WA 99202

Floorplan:



Office Area:



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IMAGES

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STORE FRONT



WAREHOUSE

FOR LEASE | 11,630 SF WAREHOUSE

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IMAGES

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AERIAL VIEW

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SPOKANE, WA 99202



Total Available: 11,630 S.F.
Building Size: 60,800 S.F.
Land Area: 3.62 Acres

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AERIAL MAP

PLAYFAIR 8
SPOKANE, WA 99202



Future US 395 - North Spokane Corridor

THE BENEFITS OF PLAYFAIR DID YOU KNOW...

TOP 100 Metropolitan Statistical Area (MSA)
TOP 75 Combined Statistical Area (CSA)

NEW ROADS AND INFRASTRUCTURE

Streets are extra wide with street lights, sidewalks and landscaping on both sides.

POWER All parcels have 13,200 V power underground.

**Most Conveniently Located
Industrial / Business Park**

UTILITIES Extra large water, sewer, gas lines installed to all lots.

WEATHER Playfair is located at lower elevation than all other large parks in Spokane County, assuring the least snow and ice.

FERRY/ALTAMONT CONNECTION

New Ferry/Altamont connection to I-90 in the works.